



Bk: 10256Pg: 312 Page: 1 of 2
Recorded: 08/09/2010 11:15 AM

Affected premises:
140 Sunset Avenue, Amherst

KNOW ALL BY THESE PRESENTS THAT

I, Paul E. Dickson

of 140 Sunset Avenue, Amherst, MA 01002
for full consideration to me paid of \$385,000.00 grant to

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 08/09/2010 11:15 AM
ctrl# 024504 13532 Doc# 00016645
Fee: \$1,755.60 Cons: \$385,000.00

Railroad Street Partners, LLC, a Massachusetts Limited Liability Company,
whose manager is James Cherewatti
of 73 Main Street, Amherst, MA 01002

with QUITCLAIM Covenants

the land, with the buildings thereon, located at 140 Sunset Avenue, Amherst, **Hampshire** County, Commonwealth of Massachusetts, which is more particularly bounded and described in Exhibit A annexed hereto and incorporated herein by reference.

Being the same premises conveyed to me by deed of John W. Dickson and Judith H. Dickson, Trustees, dated August 8, 2008, and recorded in Hampshire County Registry of Deeds in Book 9566, Page 178.

Executed as a sealed instrument on August ^{5th}, 2010:

Paul E. Dickson

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPSHIRE: SS

On this ^{5th} day of August, 2010, before me the undersigned Notary Public, personally appeared the above named Paul E. Dickson, proved to me by satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory to be the person whose name is signed above, and acknowledged the foregoing to be signed by Paul E. Dickson as his or her free act and deed, voluntarily for its stated purpose.



Michael Shea Bulman, Notary Public
My commission expires February 23, 2012

EXHIBIT A

The land in Amherst, County of Hampshire, Massachusetts, together with the buildings thereon, on the westerly line of Sunset Avenue, and bounded and described as follows:

Beginning at an iron pin set in the Westerly line of Sunset Avenue, said iron pin marking the Southeasterly corner of the herein described premises and the Northeasterly corner of land now or formerly of one Baker; thence

S. 82° 20' W. along land now or formerly of said Baker a distance of three hundred thirteen (313) feet to an iron pin; thence NORTHERLY along land now or formerly of said Baker and land now or formerly of one Butterfield a distance of one hundred sixty-one and five one-hundredths (161.05) feet to the Northerly corner of a triangular field stone; thence N. 82° 20' E. a distance of eighty-four and seven tenths (84.7) feet to an iron pin; thence SOUTHERLY along land now or formerly of John P. Berwald et ux a distance of one hundred forty-eight and seven tenths (148.7) feet to an iron pin; thence N. 82° 20' E. along land of said Berwalds' and land now or formerly of Phi Chap Corporation a distance of two hundred twenty-nine and 34/100 (229.34) feet to a point in the Westerly line of Sunset Avenue; thence S. 2° E. along the Westerly line of Sunset Avenue, a distance of twelve (12) feet to the place of beginning.

Being the Westerly portion of Tract B as shown on a plan entitled "Map of Land of R. Irene Gronner, Amherst, MA", recorded with Hampshire County Registry of Deeds in Plan Book 54, Page 4.

TOGETHER WITH the right of way as reserved by R. Irene Gronner in deeds to the Phi Chap Corporation, dated January 27, 1950 and recorded with said Registry in Book 1063, Page 65 and to John P. Berwald et ux recorded with the Hampshire County Registry of Deeds.

ATTEST. HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE